WEST SCENIC ACRES

Area Structure Plan and Supporting Information

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

December 1991

92-02215/

This office consolidation includes the amendment to adopting By-law 19P91 approved by City Council on 1991 November 18, and the subsequent amendment as per Bylaw 24P91, approved by City Council on 1991 December 17. These amendments have been incorporated into this office consolidation for ease of reference only. The original area structure plan and the amendments thereto are available from the City Clerk and should be consulted when interpreting and applying this plan.

PUBLISHING INFORMATION

TITLE:	WEST SCENIC ACRES AREA STRUCTURE PLAN AND SUPPORTING INFORMATION OFFICE CONSOLIDATION
AUTHOR:	CITY & COMMUNITY PLANNING DIVISION PLANNING & BUILDING DEPARTMENT
STATUS:	ADOPTED BY CITY COUNCIL: 1991 NOVEMBER 18
PRINTING DATE:	DECEMBER 1991
ADDITIONAL COPIES:	THE CITY OF CALGARY PLANNING INFORMATION CENTRE P.O. BOX 2100, STATION "M" CALGARY, ALBERTA T2P 2M5 (403) 268-5333

PREFACE

West Scenic Acres Area Structure Plan and Supporting Information is a planning document prepared for adoption by City Council under provisions of the **Planning Act**, Section 64. The document is comprised of two parts; the first is the ASP, pages 1 to 10, to be adopted by City Council by by-law. The ASP establishes the conceptual framework for the more detailed planning to follow. The second part is the Supporting Information section, printed on the blue pages, which provides the background to the plan.

It is to be noted that the municipal public facilities and improvements proposed or recommended in this plan (e.g., regional pathways, community recreational facilities) are subject to City capital budget priorities and approval processes.

REVISED WEST SCENIC ACRES AREA STRUCTURE PLAN

TABLE OF CONTENTS

		PAGE
1.0	THE PLAN	2
2.0	POLICY STATEMENTS	4
2.1	General	4
2.2	Residential	4
2.3	Commercial	6
2.4	Open Space	6
2.4.1	Joint Use Sites	6
2.4.2	Natural Areas	6
2.4.3	Pedestrian/Cyclist Pathways	7
2.4.4	Development Interface	7
2.5	Transportation	7
2.5.1	Roads	7
2.5.2	Light Rail Transit	8
2.5.3	Bus Service	8
2.6	Servicing and Utilities	9
2.7	Restricted Development Area and Transportation/Utility Corridor	9
2.8	Special Study Area	10
2.9	Development Sequence	10

LIST OF MAPS

MAP		PAGE
1	Location	3
2	Land Use and Transportation	5

PART I: THE AREA STRUCTURE PLAN

1.0 THE PLAN (MAPS 1 AND 2)

The West Scenic Acres area is located in the northwest sector of the city, south of Crowchild Trail (Highway 1A) and west of the developing Scenic Acres community (East Scenic Acres). The area is bounded by the Transportation/Utility Corridor (future Stoney Trail) to the east, the future extension of Nose Hill Drive N.W. to the south, 117 Street N.W. (Twelve Mile Coulee Road) to the west, and Crowchild Trail to the north. In total, the area is approximately 620 hectares (1,530 acres) of which 470 hectares (1,160 acres) are developable.

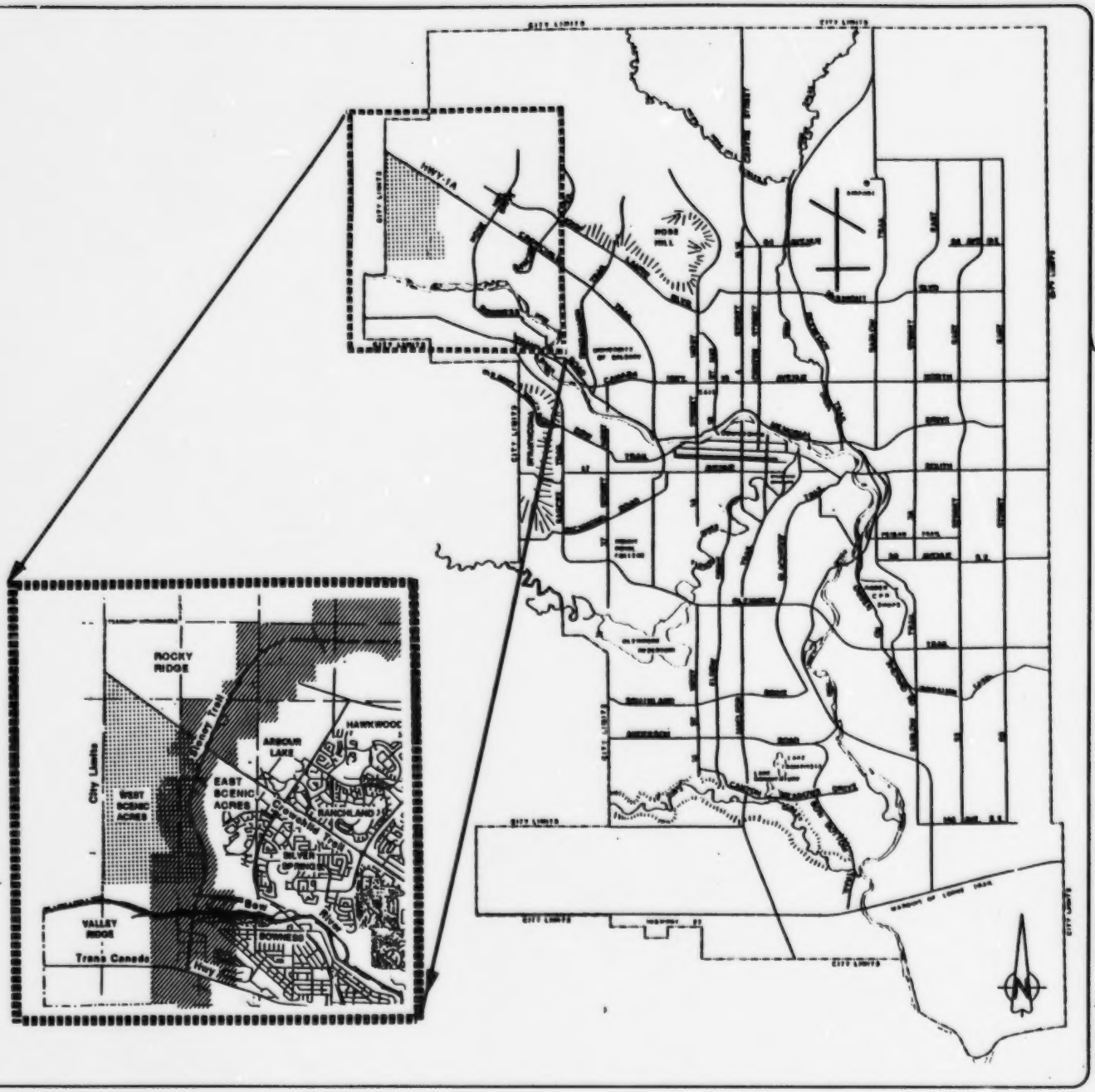
West Scenic Acres is intended to be a predominantly single family residential area, with an overall density in the range of 9.9 to 12.3 dwellings per gross hectare (4 to 5 units per acre). Based upon an assumed occupancy rate of 3.0 persons per dwelling, the area will accommodate a population in the range of 14,000 to 17,400 people.

The organization of land uses and configuration of the roadway network are shown conceptually on Map 2. A sector shopping centre occupies a key site near the major road which provides access to Stoney Trail. Apart from the commercial uses, the site will also include a public space overlooking the Twelve Mile Coulee. The major road loops around the site and continues in an S-shaped alignment to provide for a continuous route through the planning area from the Stoney Trail west to 117 Street N.W.

The residential areas will include a mix of housing, varying from medium density multi-family development to lower density "estate" housing. Multi-family development will be located in accordance with the principles established in the **Calgary General Municipal Plan** (e.g., near the possible future LRT station).

The significant natural features in the planning area (i.e., the Twelve Mile Coulee, the coulee in the southwest portion, and the Bow River Valley escarpment) will be preserved in their natural state as environmentally sensitive features. Provisions are also made for six joint use sites to accommodate future requirements for elementary and junior high schools. A network of regional pedestrian/cyclist pathways will connect the residential areas to the natural features, the future LRT station, the developing (East) Scenic Acres community, and the Bow River Pathway.

Access to the planning area will ultimately be from Crowchild Trail (via 117 Street N.W.), Stoney Trail, and the future extension of Nose Hill Drive. Provision is also made for a park-n-ride facility south of the future LRT station (to be located in the median of Crowchild Trail).



WEST SCENIC ACRES

MAP 1

LOCATION

LEGEND

- A.S.P. AREA
- RESTRICTED DEVELOPMENT AREA

DATE AUGUST 1991

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 2mi 4mi
0 3200m 6400m

2.0 POLICY STATEMENTS

In this plan, the term "residential and related uses" means:

a. single family detached, semi-detached, duplex and multi-family dwellings;

b. tot lots, linear parks, and neighbourhood parks; and

c. such related uses as neighbourhood shopping centres, churches, child care facilities, police and fire stations.

2.1 GENERAL

a. The land use pattern and road network shall be generally as shown in Map 2, which shall serve as the basis for outline plan and land use redesignation applications and approvals.

b. The exact location, size and configuration of specific uses (e.g., multi-family residential development, joint use sites, local commercial sites, pedestrian/ cyclist pathways) shall be established at the outline plan stage.

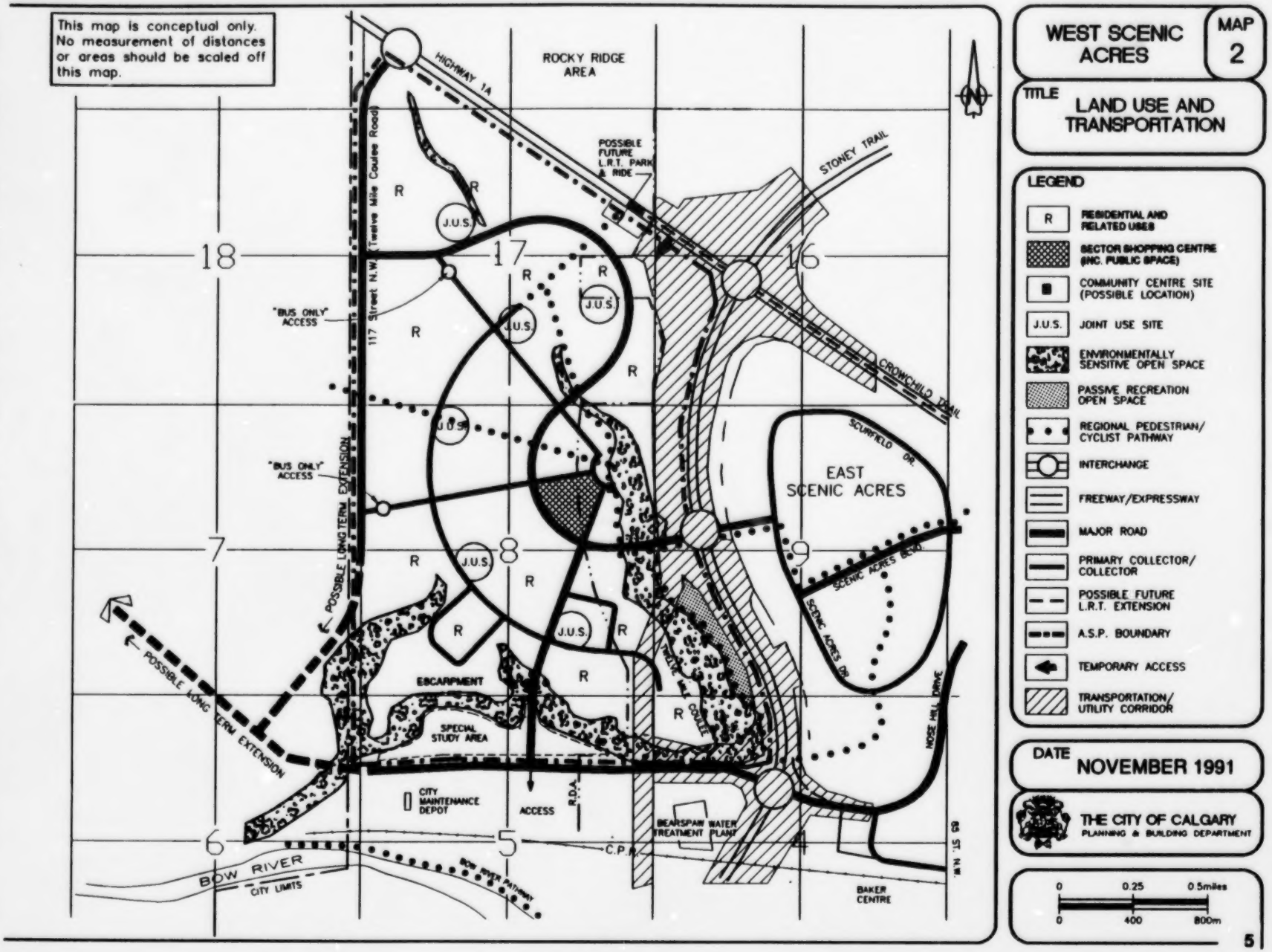
c. The name "West Scenic Acres" is intended to apply only to this document. At the discretion of the developers, different community name(s) for this area may be proposed, subject to City Council approval.

2.2 RESIDENTIAL

a. Although the predominant form of housing in West Scenic Acres is expected to be single family, multi-family housing developments should be encouraged at appropriate locations in accordance with the **Calgary General Municipal Plan** policies.

b. Overall density shall be in the range of 9.9 to 12.3 dwellings per gross residential hectare (4 to 5 units per acre). However, individual developments at densities either above or below the limits of this range may be approved as long as the overall average density guidelines are adhered to.

c. At such time as the owners of the country residential acreages in the northwest portion of West Scenic Acres decide to develop their lands at urban densities, a replot scheme is recommended to facilitate the planning process. However, the plan remains valid even if these owners choose to maintain the existing pattern of subdivision.



WEST SCENIC ACRES

MAP 2

TITLE

LAND USE AND TRANSPORTATION

LEGEND

- R — RESIDENTIAL AND RELATED USES
- SECTOR SHOPPING CENTRE (INC. PUBLIC SPACE)
- COMMUNITY CENTRE SITE (POSSIBLE LOCATION)
- J.U.S. — JOINT USE SITE
- ENVIRONMENTALLY SENSITIVE OPEN SPACE
- PASSIVE RECREATION OPEN SPACE
- REGIONAL PEDESTRIAN/ CYCLIST PATHWAY
- INTERCHANGE
- FREEWAY/EXPRESSWAY
- MAJOR ROAD
- PRIMARY COLLECTOR/ COLLECTOR
- POSSIBLE FUTURE L.R.T. EXTENSION
- A.S.P. BOUNDARY
- TEMPORARY ACCESS
- TRANSPORTATION/ UTILITY CORRIDOR

DATE

NOVEMBER 1991

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 0.25 0.5miles
0 400 800m

2.3 COMMERCIAL

a. The sector shopping centre shall be located on a site possibly 6 hectares (14.8 acres) in size, as shown conceptually on Map 2. Any significant change to this location shall require an amendment to this ASP as a prerequisite to land use redesignation.

b. Neighbourhood shopping centres will be developed elsewhere in the community. Locations and sizes shall be established at the outline plan stage.

2.4 OPEN SPACE

2.4.1 Joint Use Sites

a. Provision is made in the plan for six joint use sites, to be located generally as shown on Map 2. Specific locations and sizes shall be established at the outline plan stage.

b. A community centre shall be sited in proximity to the public space overlooking the Twelve Mile Coulee, to be located approximately as shown on Map 2. Size and configuration of the site shall be determined at the outline plan stage.

2.4.2 Natural Areas

a. The Bow River valley escarpment and the coulee in the southwest portion of the area are all environmentally sensitive features which shall be protected and retained as much as possible in their natural state.

b. The Twelve Mile Coulee continues into Section 17, and portions of it shall be protected as environmentally sensitive features. These portions are shown conceptually on Map 2, with exact boundaries to be determined at the outline plan stage. The continuity of the coulee as open space shall be maintained (from the southeast quarter to the northwest quarter of Section 17) by incorporating such recreational features as pedestrian/ cyclist pathways, linear parks, etc.

c. The major road connecting to Stoney Trail is intended to cross the Twelve Mile Coulee at a high level bridge to minimize its impact upon the coulee. Detailed design of the crossing shall also ensure that disturbance to the coulee, by the way of cut, fill, placement of bridge support or any other means, is reduced as much as possible.

The developer shall install signs to the satisfaction of the Approving Authority prior to construction of the first phase of development, to advise future residents of the location of the future bridge crossing.

d. The undevelopable land between the Twelve Mile Coulee and Stoney Trail shall be incorporated into the open space system[1]

[1] This area, roughly 7.9 hectares (19.5 acres) in size, cannot be provided with road access, and therefore can be utilized only for passive recreation.

2.4.3 Pedestrian/Cyclist Pathways

a. The regional pedestrian/cyclist pathways for West Scenic Acres are shown conceptually on Map 2. In addition, local pathways may be required. Specific locations of these pathways shall be established at the outline plan stage.

b. The pathway system shall incorporate significant viewpoints from the tops of the slopes along the environmentally sensitive open space (as shown on Map 2), at key locations to be determined to the satisfaction of the Approving Authority.

2.4.4. Development Interface

Sensitive treatment of the interface between development and the environmentally sensitive open space (as shown on Map 2) is a primary objective in implementing this plan. Therefore, prior to any outline plan approval for the adjacent areas, a concept plan for the lands abutting the environmentally sensitive open space shall be submitted to the Approving Authority to provide sufficient detailed information (e.g., top of the slope line, slope stability line, property lines, building setbacks, contour lines, cross-sections, etc.) to demonstrate the developer's intended treatment of the interface.

The Concept Plan shall indicate setback zones of 60 feet from the top of the escarpment of the Bow River valley, and a setback, in accordance with Cith Policy, from the Twelve Mile Coulee, for any adjacent private property line.

2.5 TRANSPORTATION

2.5.1 Roads

a. The network of primary collector/collector roads is shown conceptually on Map 2, with specific alignments to be determined at the outline plan stage.

b. The road standards as shown on Map 2 are based upon preliminary traffic analyses. These standards may be revised as a result of detailed traffic projections based upon specific land use and density proposals, subject to the approval of the Director of Transportation.

c. The westerly extension of Nose Hill Drive and 117 Street N.W. are shown on Map 2 as major roads. It may be necessary, however, that the major road standard be modified in certain sections of these roads to increase the road capacity by incorporating, for example, additional lanes, or dual left turns.

d. The westerly extension of Nose Hill Drive may be constructed along the southern boundary of the planning area in advance of the Stoney Trail connection to Trans Canada Highway, provided that it will not connect to 85 Street/Nose Hill Drive crossing of the Bow River. (This policy is intended to protect the Bowness community against shortcutting traffic generated by West Scenic Acres in the event that the construction of Stoney

Trail crossing of the Bow River is delayed untill after a substantial portion of the planning area has been developed.)

e. Should the owners of the country residential acreages in the northwest quarter of Section 17 develop their land at urban densities, a primary collector/collector loop will be required for this area. More detailed planning is necessary to determine a proper alignment for this loop, to be established at the outline plan stage.

f. A temporary access will be permitted from Crowchild Trail at 101 Street N.W. to allow for the initial phases of development. This temporary access shall remain open until the permanent access road from Stoney Trail is constructed. Both the temporary and permanent access roads shall be constructed to a standard approved by the Director of Transportation.

g. Noise attenuation shall be provided along the Crowchild Trail, Stoney Trail, the westerly extension of Nose Hill Drive, 117 Street N.W. and the major roads within the planning area in accordance with the revised **Surface Transportation Noise Policy**, approved by City Council in April 1988.

2.5.2 Light Rail Transit

a. Provision shall be made for possible future extension of the Northwest LRT line within the Crowchild Trail (Highway 1A) right-of-way, with a station located approximately as shown on Map 2. The size of the adjacent park-n-ride facilities will be determined by the Transportation Department, and shall be identified in the outline plan.

b. Provision shall be made in the outline plans for adequate pedestrian and vehicular access to the possible future LRT station.

2.5.3 Bus Service

a. All residential units should be within a walking distance of 450 metres from a bus route, as per existing City policy. However, this policy may be relaxed for some parts of the planning area, subject to approval of the Director of Transportation.

b. Bus service will provide access to the closest LRT station (either the Brentwood Station, or the possible future stations at 53 Street N.W., Nose Hill Drive N.W. or West Scenic Acres).

c. Bus service will be provided to this area when justified by the extent of development, subject to Calgary Transit budget priorities.

2.6 SERVICING AND UTILITIES

Municipal services and utilities to service West Scenic Acres will generally be extended from the east and south. The sanitary and storm sewers are within separate drainage systems. Existing electrical and gas services in the planning area can be upgraded and expanded to service future development.

Further information on servicing is provided in the Supporting Information section of this document.

2.7 RESTRICTED DEVELOPMENT AREA AND TRANSPORTATION/UTILITY CORRIDOR

A substantial area within the southeast portion of West Scenic Acres is also within the Restricted Development Area (RDA). This regulation was introduced in 1976 "to provide the Provincial Government and other agencies an opportunity to coordinate, integrate and regulate proposed land use changes surrounding Calgary". The Transportation/Utility Corridor (TUC) constituted the inner edge of the RDA, within which provision was made for a future ring road, as well as power lines, pipelines and municipal utilities. Right-of-way requirements have been refined for these facilities in the **Calgary Transportation/ Utility Corridor Reassessment Study**, released in 1989. Lands no longer required for the TUC are considered surplus, and may be disposed of and developed for other uses. In West Scenic Acres, the developable portion of the surplus lands is estimated to be 43 hectares (106 acres).

The following policies shall apply with respect to the RDA and the TUC:

a. In approving outline plans for West Scenic Acres, the Approving Authority shall ensure that developable sites within the RDA are fully incorporated into adjacent development, and that utilities can be extended to service these lands.

b. The Approving Authority shall ensure that provision is made for pedestrian and vehicular access to the TUC lands. This access is required for the installation and maintenance of utilities, and for other potential uses (e.g., recreational uses and pedestrian/cyclist pathways).

c. The developer shall ensure that signs identifying the TUC boundary are displayed in accordance with City Council policy, as approved on 1991 April 22 (Clause OE91-16).

2.8 SPECIAL STUDY AREA

The area below the main escarpment and north of the future alignment of Nose Hill Drive is defined as a Special Study Area. A study, to be undertaken jointly by the two landowners (Carma Developers Ltd. and the City of Calgary), will determine the appropriate land uses for this area. Future uses should provide for a transition from the residential development above the escarpment to the established uses below (i.e., the Bearspaw Water Treatment Plant, City Maintenance Depot, Electric Substation #36, and any additional facilities to be located on the City's lands). The recommendations of this study, if approved by City Council, shall be incorporated as an amendment to this ASP prior to outline plan approval for this area.

2.9 DEVELOPMENT SEQUENCE

a. Because initial road access will be from the north and utility extensions from the south and east, the first stages of development are expected to be in the east-central portion of the ASP area. Development can subsequently proceed south, west and north concurrently with the extension of roads and utilities.

b. A population threshold will be established by the Transportation Department to determine the extent of development permissible from the temporary access road. Further development will require the construction of a permanent access from the future Stoney Trail, 117 Street N.W. or the extension of Nose Hill Drive.

c. Since the timing of potential redevelopment of the country residential acreages in the northwest portion of the planning area is uncertain, roadway construction shall be phased so that the roadway network will function with or without redevelopment of this area.

d. No development in West Scenic Acres shall proceed with road access from East Scenic Acres only. All phases of development must have a separate access either to Crowchild Trail (via Stoney Trail, 101 Street N.W., or 117 Street N.W.) or to the westerly extension of Nose Hill Drive[2].

[2] This policy is intended to protect East Scenic Acres residents from the impact of through traffic during the initial phases of subdivision construction in West Scenic Acres.

SUPPORTING INFORMATION

TABLE OF CONTENTS

		PAGE
3.0	PLANNING AREA	14
4.0	NATURAL FEATURES	14
5.0	EXISTING CONDITIONS	16
5.1	Land Ownership	16
5.2	Existing Land Use	16
6.0	POLICY CONTEXT	18
6.1	Calgary Restricted Development Area	18
6.1.1	Transportation/Utility Corridor	18
6.1.2	Environmentally Sensitive Areas	18
6.2	Existing Area Structure Plans and Design Briefs	20
6.3	LRT-Related Land Use Policies	20
6.4	Transportation System By-law 29M90	20
6.5	85 Street N.W. Traffic Study	22
7.0	SERVICING & UTILITIES	22
7.1	Water Supply	22
7.2	Sanitary and Storm Sewers	24
7.3	Electrical Service	26
7.4	Natural Gas	28
7.5	Telephone	28
8.0	COMMUNITY SERVICES	30
8.1	Schools	30
8.2	Community and Recreational Facilities	30
8.3	Police Services	30
8.4	Fire Protection and Emergency Medical Services	30
8.5	Library Service	30
8.6	Social Services	31
8.7	Public Health Services	31

LIST OF MAPS

MAP		PAGE
3	Natural Features	15
4	Major Land Owners	17
5	RDA/TUC Boundaries	19
6	Planning Policy Context	21
7	Water Supply	23
8	Sanitary and Storm Sewers	25
9	Electrical Service	27
10	Natural Gas and Telephone	29

PART 2: SUPPORTING INFORMATION

3.0 PLANNING AREA (MAP 1)

West Scenic Acres is located at the periphery of the northwest quadrant of the city, approximately 16 kilometres (10 miles) from the city centre. The majority of the study area is contained within Sections 8 and 17, Township 25, Range 2 West of the 5th Meridian.

Approximately 512 hectares (1,265 acres) of the ASP area were annexed to the city in 1981. The balance of the area (108 hectares/267 acres) was part of the 1989 comprehensive annexation.

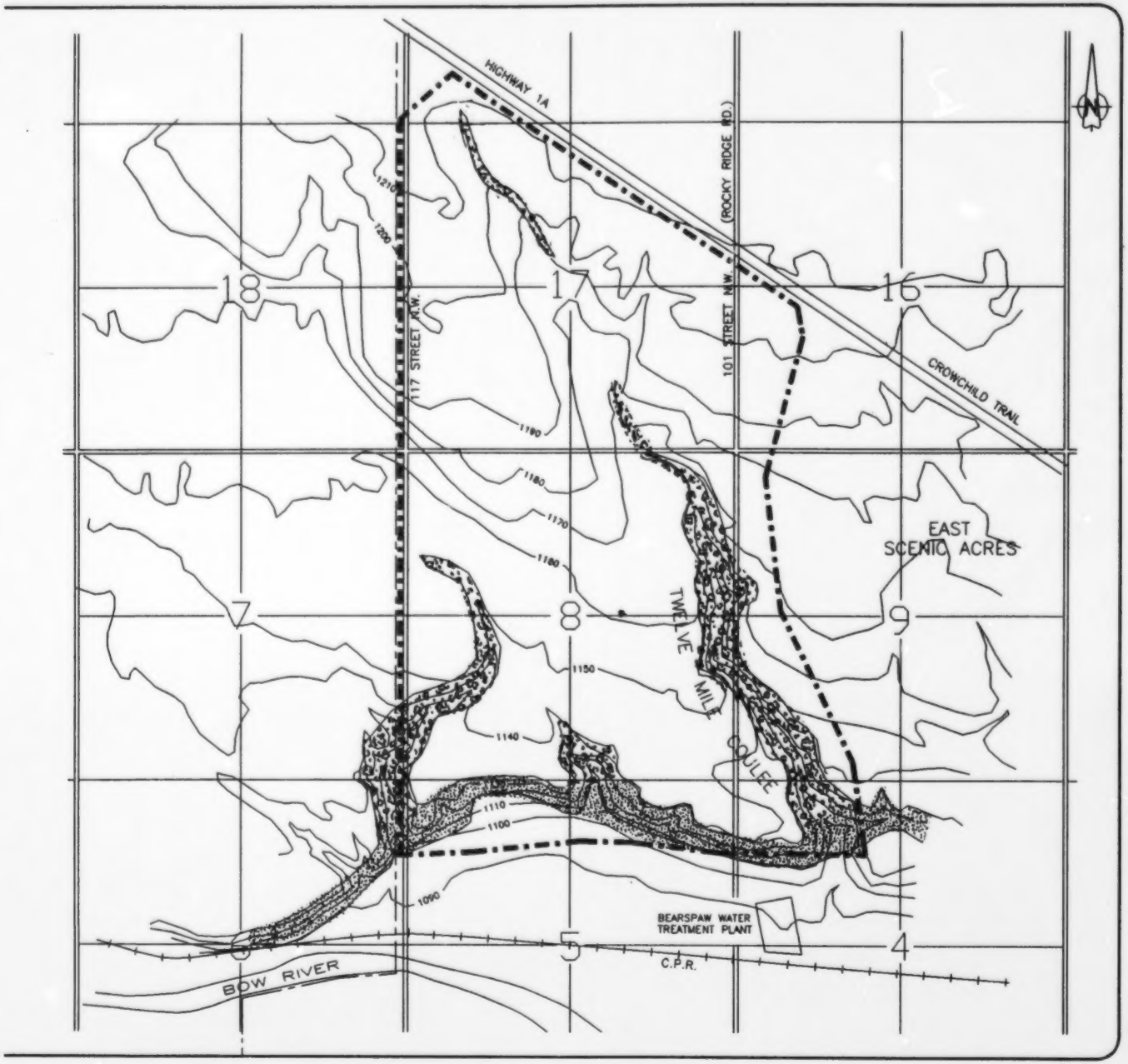
4.0 NATURAL FEATURES (MAP 3)

Most of the ASP area is above the Bow River valley escarpment. The area is part of the benchlands which extend east and west, and rise gradually from the top of the escarpment toward the westerly extension of Nose Hill in northwest Calgary.

A series of knoll formations and depressions characterizes the topography near Crowchild Trail. The area to the south consists of two drainage basins; the western portion is drained by two coulees terminating at the face of the escarpment, while the eastern portion is drained by the Twelve Mile Coulee. The coulee is almost 290 metres (950 feet) wide and 40 metres (130 feet) deep at its southern end. Because of its environmental significance, the coulee was studied extensively by Calgary Parks/ Recreation in 1986, and a biophysical inventory of the species of plants, animals and birds found in the ravine was compiled.

The Bow River valley escarpment, with an elevation drop of 40 metres (130 feet) within a distance of 120 metres (390 feet), is another significant natural feature. The escarpment top offers interesting views of the Bow River, the north-facing slopes of the valley, and Bowness Park. The area below the escarpment is in the floodplain, and is fairly flat.

Vegetation is concentrated in the Twelve Mile Coulee, and to a lesser extent in the coulee to the southwest. Mature evergreens, deciduous trees and an abundance of low bush are to be found in the drainage courses of the two coulees. Aspen and willow groves cover parts of the rolling terrain to the north.



WEST SCENIC ACRES

MAP 3

TITLE

NATURAL FEATURES

LEGEND

- COULEE
- ESCARPMENT
- 10m CONTOURS
- PLANNING AREA BOUNDARY
- CITY BOUNDARY

DATE

AUGUST 1991

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 0.25 0.5miles
0 400 800m

5.0 EXISTING CONDITIONS

5.1 LAND OWNERSHIP (MAP 4)

As shown on Map 4, the major landowners in the planning area are Carma Developers Ltd. (322 hectares/795 acres+), the Province of Alberta (157 hectares/388 acres+) and the City of Calgary (10 hectares/25 acres+). Most of the country residential acreages are 7.2 hectares (18 acres) in size, with a total area of roughly 110 hectares (273 acres).

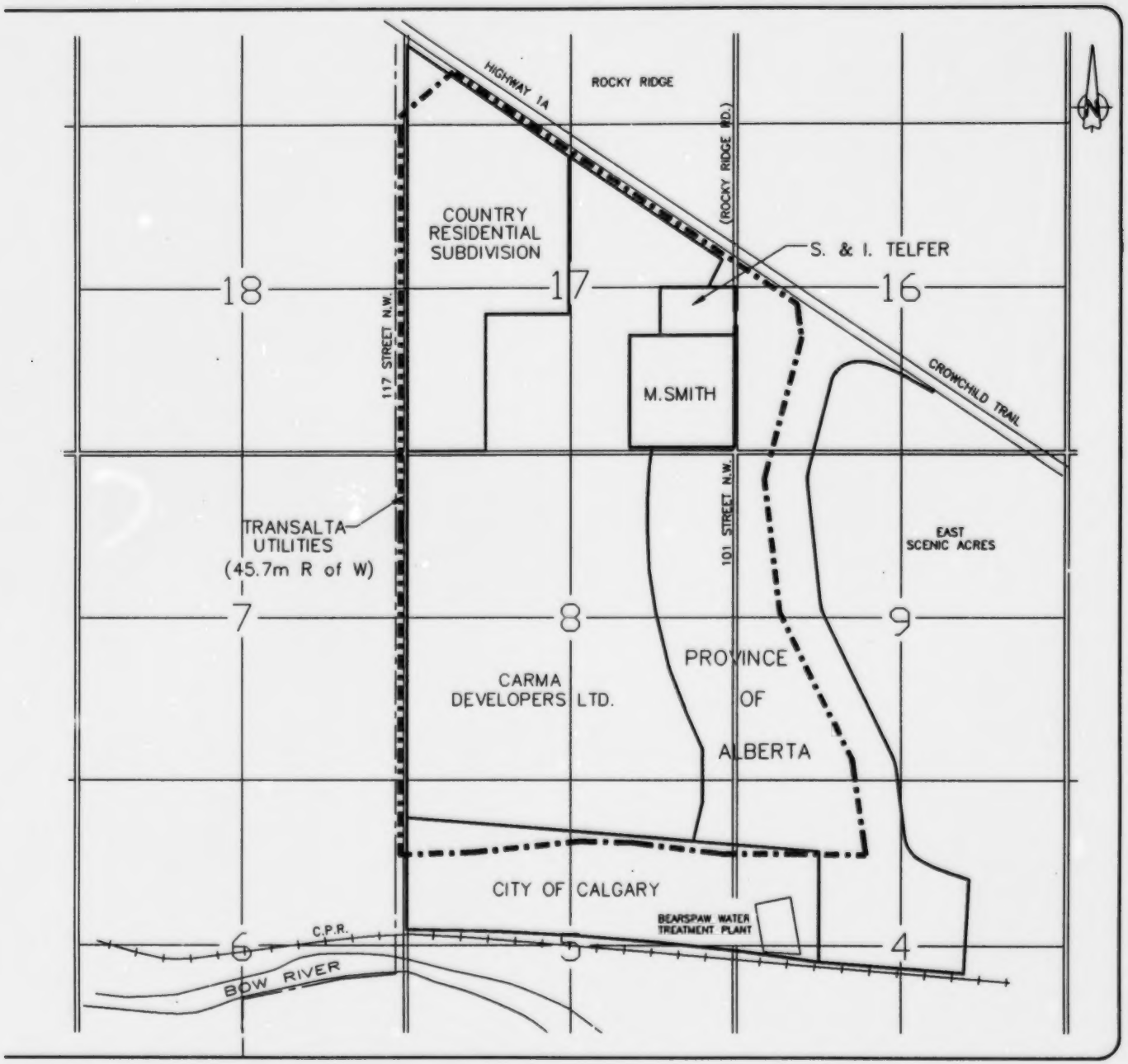
5.2 EXISTING LAND USES

Because of the limitations imposed by poor soil conditions, inadequate precipitation and a short growing season, in addition to the rugged terrain which characterizes the northern portion, most of the land has been utilized for ranching and grazing. The main exception is the 1989 annexation area, which has been developed as a country residential subdivision.

Bearspaw Meadows, also a country residential development, is located west of the ASP area. To the south and below the escarpment are a number of industrial uses: the Bearspaw Water Treatment Plant, Electric Substation #36, City Maintenance Depot, and CPR tracks and yards. The site occupied by the Shriners' headquarters (Al Azhar Temple) is located between the CPR tracks and the Bow River.

To the east is the developing community of (East) Scenic Acres, and to the north is the Rocky Ridge area annexed to the City in 1989, for which planning is currently underway.

All lands within the planning area are designated Urban Reserve District (UR) in **Land Use By-law 2P80**.



WEST SCENIC ACRES

MAP 4

TITLE

MAJOR LAND OWNERS

LEGEND

- STUDY AREA BOUNDARY
- CITY BOUNDARY
- LAND OWNERSHIP BOUNDARY

DATE

AUGUST 1991

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 0.25 0.5miles
0 400 800m

6.0 POLICY CONTEXT

6.1 CALGARY RESTRICTED DEVELOPMENT AREA (MAP 5)

6.1.1 Transportation/Utility Corridor

The Calgary Restricted Development Area (RDA) was established in 1976 to provide the Provincial Government and other agencies an opportunity to coordinate, integrate and regulate proposed land use changes surrounding Calgary. Within the RDA is the Transportation/Utility Corridor, which includes right-of-way for a ring road, as well as the rights-of-way for provincial and municipal utilities (powerlines, pipelines, etc). The RDA has been reduced substantially in recent years, and now comprises essentially the TUC plus areas designated as environmentally sensitive.

Right-of-way requirements for the ring road and the various utilities were refined on the basis of the **Calgary Transportation/Utility Corridor Reassessment Study**, prepared by Stewart Weir & Co. in 1985, and approved in principle by the Provincial Government in 1989.

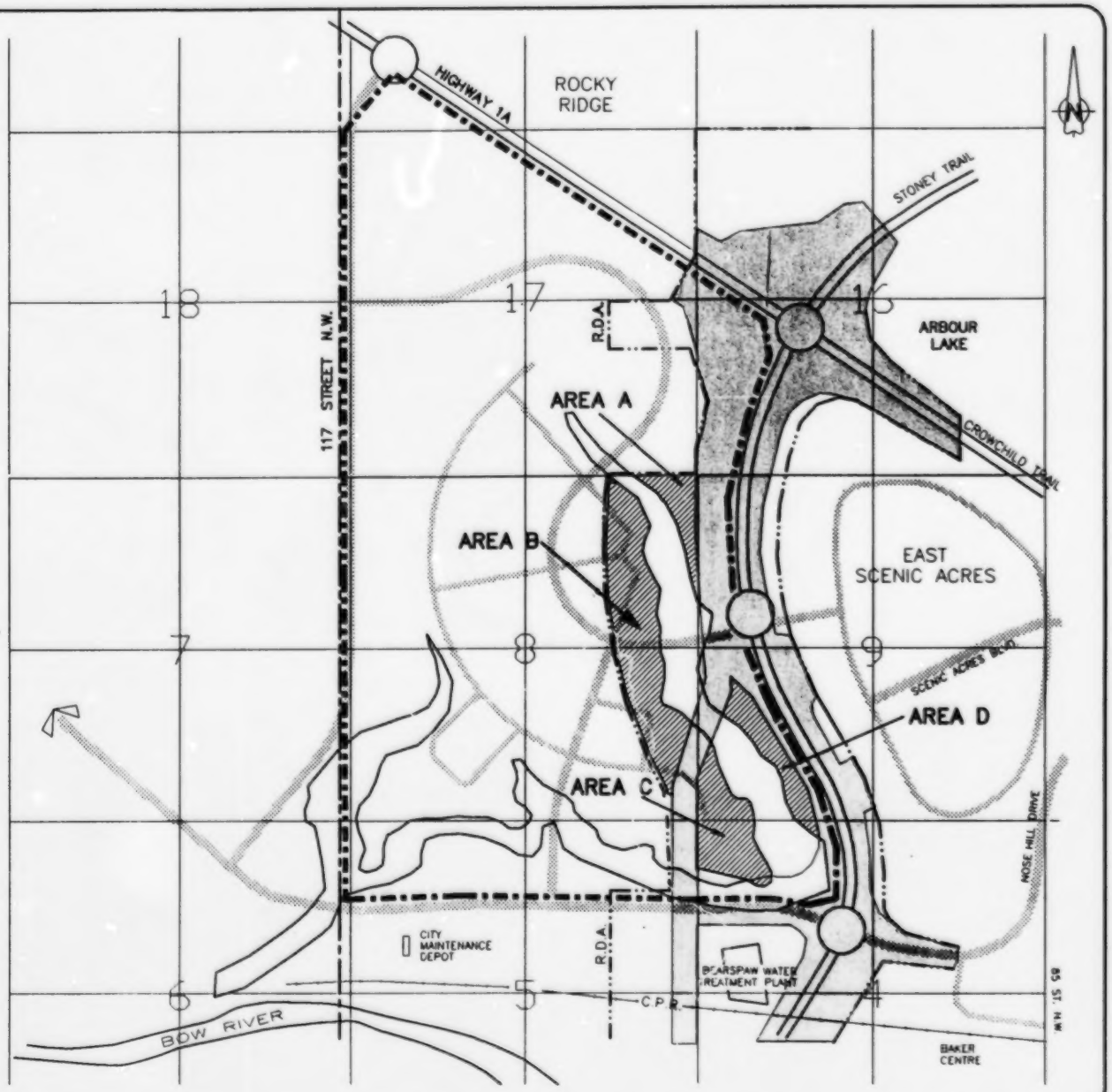
Lands considered surplus to the TUC requirements will eventually be disposed of and allocated to other uses. In West Scenic Acres, the areas labelled A, B, C and D on Map 5 are considered surplus. Area A, roughly 3.7 hectares (9.1 acres) in size, can be provided with road access from the north, and is therefore considered developable. Area B, approximately 26.4 hectares (65.2 acres), is accessible from the proposed roadway network, and can be incorporated into the adjacent development to the west. Area C is also developable with access from the west. This area, roughly 13 hectares (32.1 acres) in size, overlooks both the Twelve Mile Coulee and the Bow River valley. The abutting utility corridor can be landscaped and incorporated into the open space system so as to reduce the impact of the physical separation of the site.

Area D, roughly 7.9 hectares (19.5 acres), is isolated from the balance of West Scenic Acres by the Twelve Mile Coulee. Access to this area, with its long, narrow configuration, is not possible without compromising the standard of the adjacent roadway network (i.e., the Stoney Trail and the two interchanges to the north and south). The area is therefore considered undevelopable, and has been incorporated into the adjacent open space to the west.

6.1.2 Environmentally Sensitive Areas

The other component of the Calgary RDA is the areas designated as Environmentally Sensitive Areas (ESA's) by Alberta Environment. One of these ESA's encompasses the Bow River valley through the southern portion of West Scenic Acres, including Section 5-25-2W5M.

The purpose of the ESA's is to protect, wherever possible, environmentally sensitive features within river valley walls and bottoms. Alberta Environment has identified various significant biophysical features (e.g. vegetation, wildlife habitat) in the Bow River valley, including the south portion of West Scenic Acres. These have been addressed in general terms in this document (see Section 4.0 Natural Features).



WEST SCENIC ACRES

MAP 5

TITLE

RDA/TUC BOUNDARIES

LEGEND

- RESTRICTED DEVELOPMENT AREA BOUNDARY
- TRANSPORTATION/ UTILITY CORRIDOR
- LANDS SURPLUS TO TUC (EXCLUDING AREAS WITHIN THE TWELVE MILE COULEE)

DATE

AUGUST 1991

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 0.25 0.5miles
0 400 800m

Ministerial approval is required for development on lands within the ESA's.

6.2 EXISTING AREA STRUCTURE PLANS AND DESIGN BRIEFS (MAP 6)

Because West Scenic Acres is located at the periphery of the city's built-up area, planning for some of the surrounding lands is still at an early stage. However, planning for the East Scenic Acres area began in the late 1970's, and in 1981 a proposed ASP by-law received two readings. Since then the ASP has been redrafted several times, and is now being finalized for presentation to the Calgary Planning Commission and City Council. In the meantime, this area has been largely developed as a predominantly single-family residential community.

Council has previously approved design briefs for Ranchlands and Crowfoot Centre (**Crowchild Phase 1 and 2**), Bowness and Montgomery (Bowmont), and Silver Springs; and area structure plans for Hawkwood and Edgemont (**Crowchild Phase 3**) and the Calgary Research and Development Park. A revised **Valley Ridge ASP** was adopted by Council in June 1991. Ranchlands is fully developed, while Hawkwood, Edgemont and the Crowfoot Centre are partly developed. The Calgary Research and Development Park and Valley Ridge area are undeveloped although development of the latter is underway.

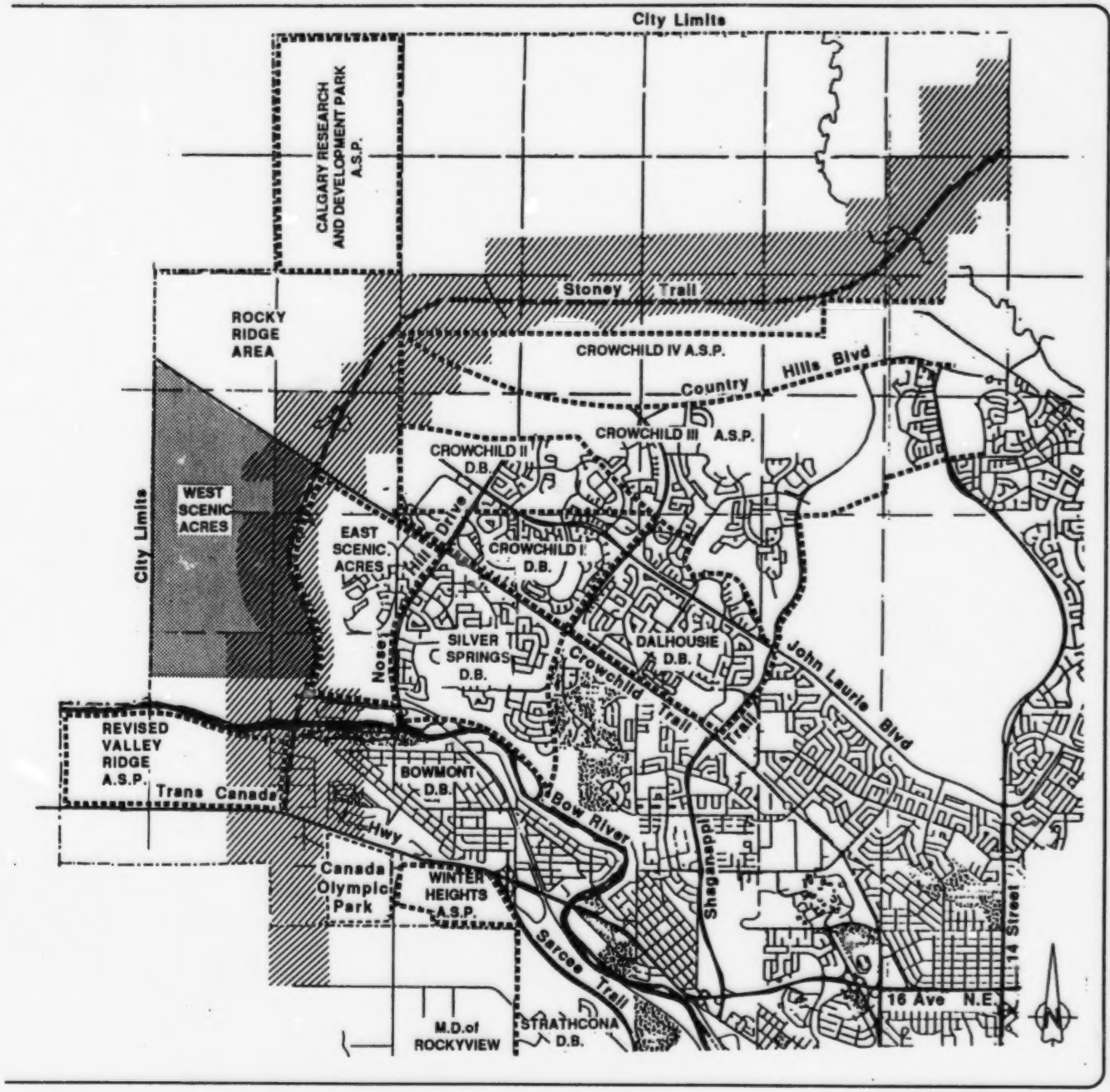
6.3 LRT-RELATED LAND USE POLICIES

Provision for a possible future LRT extension to West Scenic Acres has been incorporated into this plan. The Northwest LRT line was extended to Brentwood Mall (40 Avenue N.W.) in 1990, with future extensions to 53 Street and 85 Street N.W., respectively, having been approved in principle.

City Council policy regarding development in the vicinity of LRT stations is generally supportive of multi-family residential development and office employment uses, subject to compatibility with the adjacent communities. With the proximity of the Crowfoot Centre, which has been planned as a major employment area, no significant demand for office development is anticipated in West Scenic Acres. Multi-family development, however, could be accommodated near the future LRT station site in accordance with the **Calgary General Municipal Plan** policies.

6.4 TRANSPORTATION SYSTEM BY-LAW 29M90

By-law 29M90, approved by City Council in July 1990, establishes Calgary's long-term transportation network, and provides the basis for further planning and protection of rights-of-way.



WEST SCENIC ACRES

MAP 6

PLANNING POLICY CONTEXT

LEGEND

- WEST SCENIC ACRES
- RESTRICTED DEVELOPMENT AREA
- A.S.P. — APPROVED AREA STRUCTURE PLANS
- D.B. — DESIGN BRIEFS
- PLANNING AREA BOUNDARIES (A.S.P. & D.B.)

DATE
AUGUST 1991

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 1mi 2mi
0 1600m 3200m

Of particular importance to this plan are the following:

a. In addition to the 16 Avenue (Trans Canada Highway) crossing of the Bow River, three other possible crossings are identified: Stoney Trail, Sarcee Trail, and Shaganappi Trail.

b. Crowchild Trail, Stoney Trail, Shaganappi Trail, and Sarcee Trail are designated freeways/ expressways.

c. Nose Hill Drive, Scenic Acres Boulevard and Bowness Road/85 Street N.W. are designated major streets.

d. Northwest LRT is to be extended in the future to a station just west of Nose Hill Drive (i.e., 85 Street N.W.).

A review of **Transportation System By-law 29M90** is currently underway, pursuant to Council instruction of 1991 February 04. It is anticipated that this process will be concluded within two to three years.

6.5 85 STREET N.W. TRAFFIC STUDY

The original proposed East Scenic Acres ASP (1981) defined the environmental capacity of the 85 Street crossing of the Bow River into Bowness to be in the range of 20,000 - 25,000 vpd, and stated that when this capacity is reached, the first phase of Stoney Trail (from Nose Hill Drive to Trans Canada Highway) would be needed.

The Transportation Department completed the 85 Street N.W. Traffic Study in 1986. The study concluded that, depending upon the population growth rate in the northwest, the lower limit of the Bowness Bridge capacity range (20,000 vpd) could be reached as early as 1991, and the upper limit (25,000 vpd) could be reached as early as 1996.

In the 1990 TIPS Update, the construction of the first phase of Stoney Trail was not considered a high priority. However, because of the potential impact upon the Bowness community, and uncertainty regarding the rate of future population growth, the Transportation Department continues to monitor the 85 Street traffic closely, and if appropriate, will reassess the priority for construction of the first stage of the Stoney Trail in subsequent revisions of TIPS.

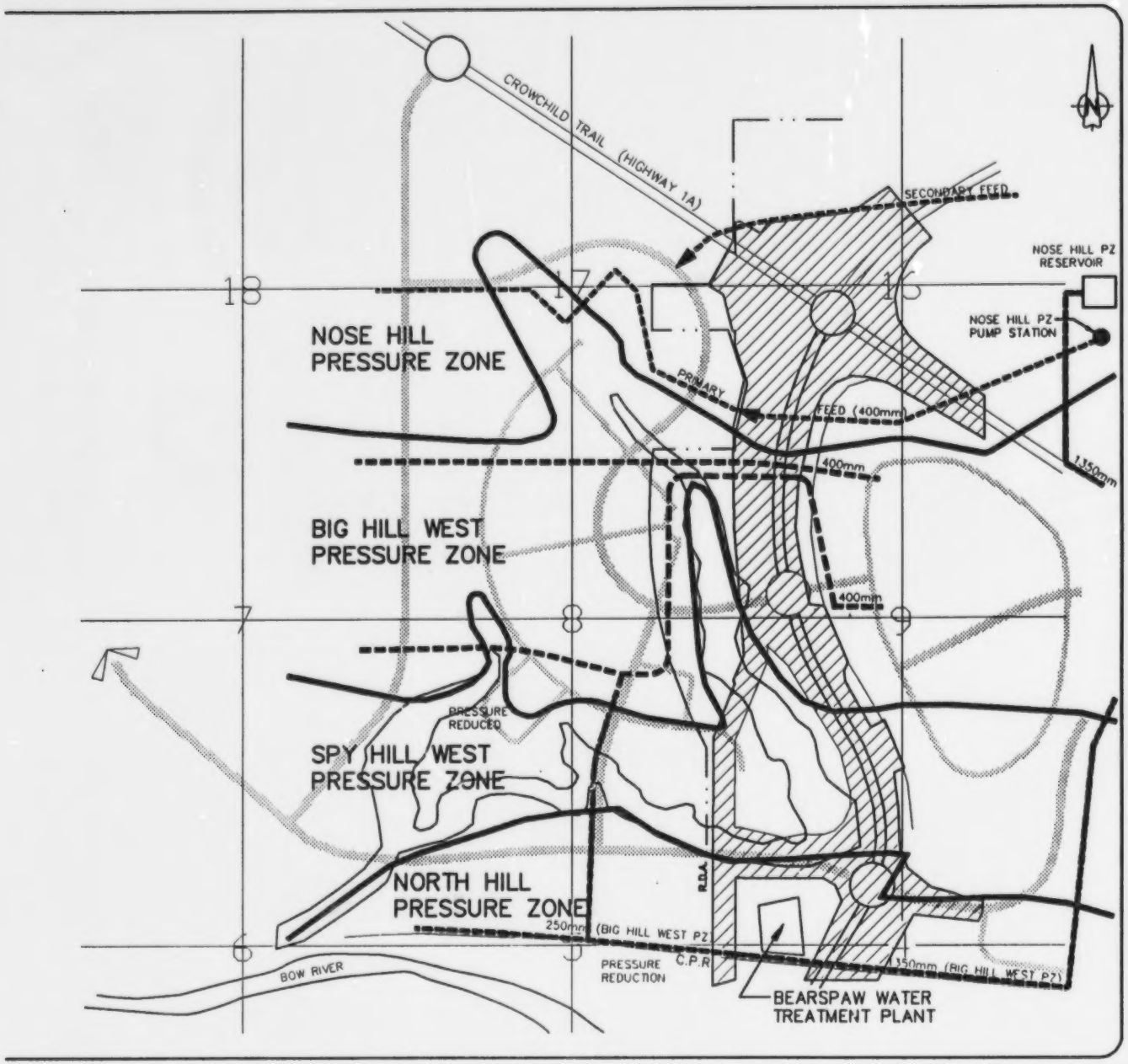
7.0 SERVICING AND UTILITIES

7.1 WATER SUPPLY (MAP 7)

West Scenic Acres spans four water pressure zones, and will be serviced as follows:

a. Nose Hill Zone

The northern portion of the ASP area is within the Nose Hill zone. Servicing this zone requires extension of existing 400 millimetre main from East Scenic Acres. Another main can be extended in the future from development north of Crowchild Trail as a secondary source of water supply.



WEST SCENIC ACRES

MAP 7

TITLE

WATER SUPPLY

LEGEND

- PRESSURE ZONE BOUNDARIES
- WATERMAIN
- TUC

DATE

AUGUST 1991

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 0.25 0.5miles
0 400 800m

b. Big Hill West Zone

The large central portion of the ASP area lies within the Big Hill West zone. Two 400 millimetre watermains will be extended from East Scenic Acres to service this area. A direct main from the Bearspaw Water Treatment Plant may also be provided to service the area.

c. Spy Hill West Zone

The southern portion of the ASP area above the escarpment lies within the Spy Hill West zone. Service to this area will be provided by pressure reduction from the Big Hill West zone.

d. North Hill Zone

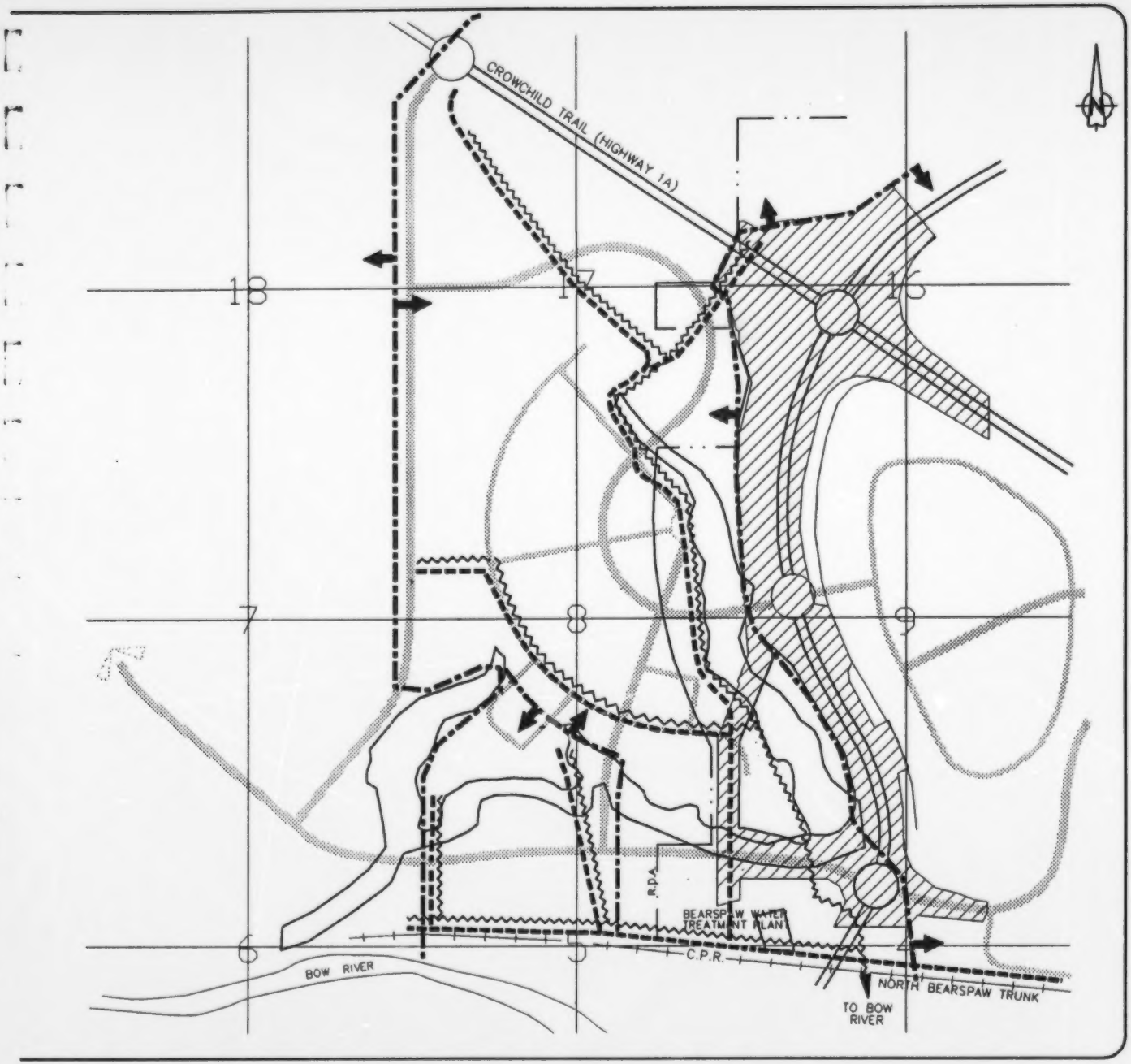
The area immediately south of the escarpment lies within the North Hill zone. Service is provided to this area by pressure reduction from the Spy Hill West Zone.

7.2 SANITARY AND STORM SEWERS (MAP 8)

The proposed sanitary and storm sewers generally follow the topography of the ASP area. The proposed sanitary main trunks will connect to the existing 1,200 millimetre North Bearspaw Trunk located to the south of the ASP area, which in turn feeds into the West Bowness Trunk.

Storm sewers will drain to the southeast, requiring an outfall downstream of the Bearspaw Water Treatment Plant. The catchment area of this drainage system also includes lands beyond the present city limits.

Stormwater management facilities are currently being considered as a part of a drainage scheme which includes the ASP area plus lands north of Crowchild Trail.



WEST SCENIC ACRES

MAP 8

TITLE
SANITARY AND STORM SEWERS

LEGEND

CATCHMENT AREA BOUNDARIES (STORM & SANITARY)

STORM SEWERS

TRUNK SEWER

SANITARY SEWERS

TRUNK SEWER

TUC

DATE
AUGUST 1991

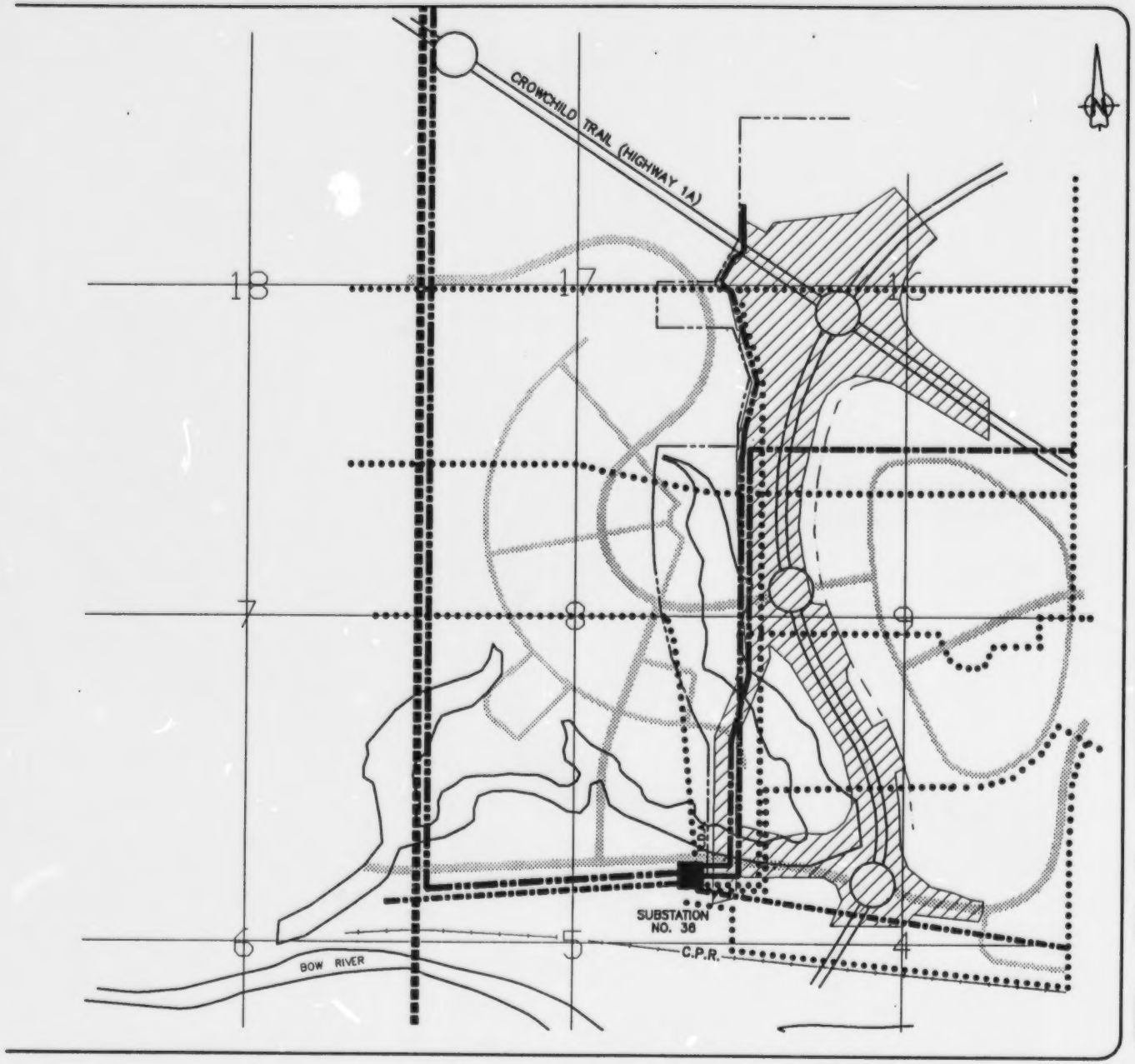
THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 0.25 0.5miles
0 400 800m

7.3 ELECTRICAL SERVICE (MAP 9)

Electrical service will be provided by extending the 138 kV and 13.2 kV feeders from East Scenic Acres, connecting directly to Substation No. 36 immediately south of the ASP area.

The 240 kV TransAlta Utility power line located along the western boundary of the ASP area will remain with development of West Scenic Acres.



WEST SCENIC ACRES

MAP 9

TITLE

ELECTRICAL SERVICE

LEGEND

- 240KV TRANSMISSION LINE (TRANSALTA UTILITIES)
- 138KV LINE
- 69KV LINE
- 13.2KV LINE
- TUC

DATE

AUGUST 1991

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

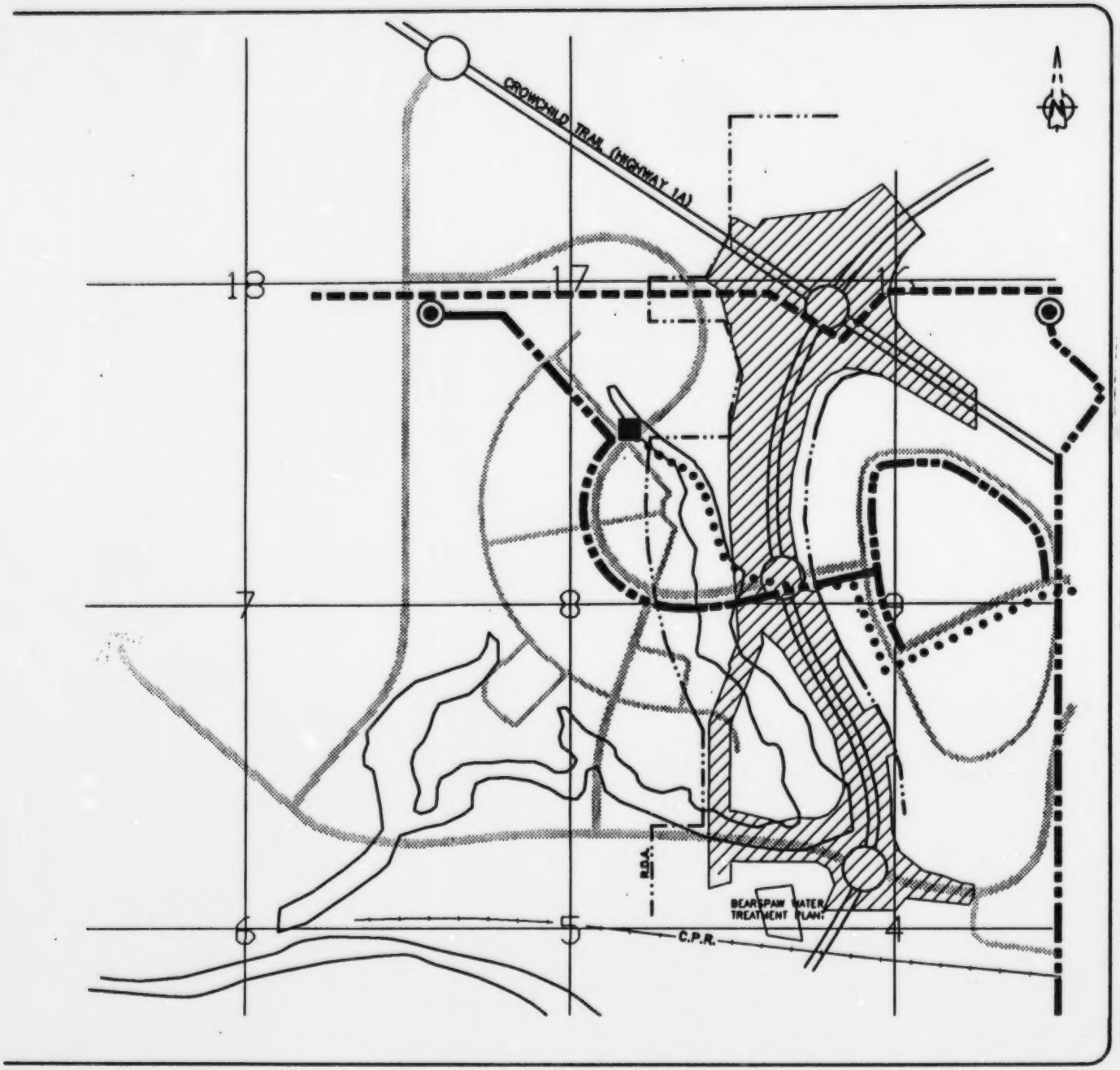
0 0.25 0.5miles
0 400 800m

7.4 NATURAL GAS (MAP 10)

Natural gas service can be extended from East Scenic Acres. The gas main will be extended from this area to a proposed regulator station along the existing Jumping Pound high pressure transmission line. Intermediate-pressure mains will be located within 3 metre (9.8 foot) easements along the various road rights-of-way within the future development.

7.5 TELEPHONE (MAP 10)

Telephone service will be provided as an extension of the underground cable from East Scenic Acres. A switching centre is proposed along the western boundary of the planning area. Within West Scenic Acres, telephone lines will be located underground and will follow the internal road system.



WEST SCENIC ACRES

MAP 10

TITLE

NATURAL GAS AND TELEPHONE

LEGEND

NATURAL GAS

- REGULATOR STATION
- TRANSMISSION LINE
- GAS MAIN

TELEPHONE

- U/G CABLE
- SWITCHING STATION

DATE

AUGUST 1991

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 0.25 0.5miles
0 400 800m

8.0 COMMUNITY SERVICES

8.1 SCHOOLS

Elementary and junior high schools in West Scenic Acres will be located within the six joint use sites, whose tentative locations are shown on Map 2. Decisions on construction timing will be determined by the School Boards, based upon growth of the student populations and budgetary priorities. In the meantime, students will be bused to existing schools.

8.2 COMMUNITY AND RECREATIONAL FACILITIES

The West Scenic Acres community will be provided with a range of recreational facilities. The joint use sites may include facilities such as baseball diamonds, soccer fields, football fields and open-air hockey/skating rinks. In addition, linear parks, pathways, playgrounds, ornamental parks and other passive recreational uses and facilities will be distributed, as appropriate, throughout the community.

A site adjacent to the sector shopping centre has been allocated to the community centre.

8.3 POLICE SERVICES

Police service options for West Scenic Acres will be evaluated as the area develops. In the interim, West Scenic Acres will be serviced by Police District #3, located at 4303 - 14 Street N.W.

8.4 FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

Both the fire protection and emergency medical services for the area will be provided from Fire Station #21, located at 209 Silver Grove Drive N.W.

8.5 LIBRARY SERVICE

The Calgary Public Library has completed its evaluation of city-wide needs for library branches, particularly in growth areas. The results of this evaluation have been documented in the report titled **Planning Process for New Facilities**, which has been approved by the Board. A branch library for the northwest communities is placed as second priority behind the west sector (first priority). Construction times for these facilities are yet to be determined by the Board.

At present, the closet library branch is located at 7930 Bowness Road N.W. Another branch servicing the northwest sector is at 1530 Northmount Drive N.W.

8.6 SOCIAL SERVICES

The northwest sector of the city is presently provided with municipal social services from the Bowmont Area Office, located at 5000 Bowness Road N.W. Provincial social services is provided from the Kensington District Office located at 1240 Kensington Road N.W. Future needs will be monitored to determine whether another municipal area office may be required to serve Calgary's northwestern communities.

8.7 PUBLIC HEALTH SERVICES

Public health services for West Scenic Acres will be provided from the Ranchlands District Office of Calgary Health Services, located at 1829 Ranchlands Boulevard. The nearest hospital is the Foothills General Hospital (9.6 kilometres/6 miles), at 16 Avenue and 29 Street N.W.